



Board Financial Variance Report  
As at Sept 30, 2016

DRAFT FOR DISCUSSION

Item 8a

Code	Name	Status	Capital Approval	Approved Investment	Investment Transfers	Current Approved Investment	Total Commitments	Total Cost to Date	Total Cost FY		Forecast to Completion	Anticipated Final Cost	Variance Fav/(Unfav)
									2016/17, Q1 - Q2				
CWF01-02	Lower Yonge Precinct Plan	Planning	N/A	2,329,961	-	2,329,961	2,361,002	2,039,250	589,588	232,959	2,593,961	(264,000)	
CWF03-01	Queens Quay Revitalization & Public Realm	Construction	●	128,898,255	-	128,898,255	127,104,130	125,642,923	379,084	994,125	128,098,255	800,000	
CWF05-00	MT27 Development	Planning	N/A	2,431,290	-	2,431,290	1,709,698	1,651,359	91,531	721,592	2,431,290	-	
CWF07-03	MGT West YoYoMa to Stadium Rd	Construction	●	3,600,000	-	3,600,000	3,457,766	3,204,985	60,394	142,234	3,600,000	-	
CWF16-00	Jack Layton Ferry Terminal	Planning	●	505,000	-	505,000	395,746	384,491	12,486	109,255	505,001	-	
CWF17-00	Toronto Book Garden	Construction	N/A	99,967	-	99,967	100,988	28,745	6,553	4,279	105,267	(5,300)	
<b>Central Waterfront Work Packages</b>				<b>137,864,473</b>	<b>-</b>	<b>137,864,473</b>	<b>135,129,329</b>	<b>132,951,752</b>	<b>1,139,635</b>	<b>2,204,444</b>	<b>137,333,774</b>	<b>530,700</b>	
EBF02-00	Demolition, Soil & Environmental Management	Construction	●	14,300,000	-	14,300,000	11,979,879	11,731,134	2,270,893	2,320,122	14,300,000	-	
EBF02-03	Demolition, Soil & Environmental Management (Bayside Phase 2)	Construction	●	12,000,000	-	12,000,000	1,119,586	842,832	762,550	10,880,414	12,000,000	-	
EBF04-04	Storm Water Quality Management (Stage 2)	Construction	●	29,800,000	-	29,800,000	16,555,378	15,884,269	720,980	13,244,622	29,800,000	-	
EBF04-05	Water's Edge Promenade (Bayside)	Construction	●	13,000,000	-	13,000,000	11,655,975	10,799,811	39,235	44,025	11,700,000	1,300,000	
EBF04-09	Water's Edge Promenade (Bayside Phase 2)	Construction	●	18,250,000	-	18,250,000	2,994,859	1,256,067	1,208,161	15,255,141	18,250,000	-	
EBF05-02	External Sanitary Sewer	Construction	●	45,000,000	-	45,000,000	44,190,598	42,790,882	1,338,194	809,402	45,000,000	-	
EBF05-03	Queens Quay (Jarvis to Parliament)	Construction	●	9,500,000	-	9,500,000	9,132,031	8,875,716	149,814	367,969	9,500,000	-	
EBF05-05	Local Streets (Bayside)	Construction	●	16,110,000	-	16,110,000	12,896,356	11,929,003	(37,864)	2,803,644	15,700,000	410,000	
EBF05-07	Aitken Place Park	Construction	●	4,879,416	-	4,879,416	637,355	475,097	4,980	4,242,061	4,879,416	-	
EBF05-08	Bonnycastle Street	Construction	●	7,050,000	-	7,050,000	2,986,207	2,865,207	29,291	4,063,793	7,050,000	-	
EBF05-09	Local Streets (Bayside Phase 2)	Construction	●	12,000,000	-	12,000,000	1,748,012	729,238	560,281	10,251,988	12,000,000	-	
EBF05-10	Hydro Connections	Construction	●	20,670,372	-	20,670,372	15,265,068	15,039,788	50,880	3,934,932	19,200,000	1,470,372	
EBF08-01	Queens Quay East LRT Infrastructure	Planning	●	5,986,157	-	5,986,157	5,931,359	5,921,859	73,471	229,798	6,161,157	(175,000)	
EBF10-01	Dockside Development	Planning	N/A	4,085,000	-	4,085,000	3,167,223	2,754,602	126,706	917,777	4,085,000	-	
EBF10-02	Bayside Development	Planning	N/A	8,855,000	-	8,855,000	4,809,308	4,435,041	156,490	3,730,692	8,540,000	315,000	
EBF11-00	Phase II Development (North of Queens Quay)	Planning	N/A	2,490,358	-	2,490,358	2,574,614	2,683,957	146,371	235,386	2,810,000	(319,642)	
EBF11-01	Parkside Development	Planning	N/A	1,510,000	-	1,510,000	1,441,885	1,373,856	2,953	68,115	1,510,000	-	
EBF11-02	Quayside Development	Planning	N/A	6,710,000	-	6,710,000	482,660	267,812	90,657	6,227,340	6,710,000	-	
<b>East Bayfront Work Packages</b>				<b>232,196,303</b>	<b>-</b>	<b>232,196,303</b>	<b>149,568,352</b>	<b>140,656,171</b>	<b>7,694,041</b>	<b>79,627,221</b>	<b>229,195,574</b>	<b>3,000,729</b>	
WDL05-00	Corktown Common (or Don River Park)	Construction	●	27,120,878	-	27,120,878	27,325,075	27,177,711	35,104	75,803	27,400,878	(280,000)	
WDL06-03	Stormwater Quality Management Facilities	Construction	●	40,800,000	-	40,800,000	34,245,467	33,110,250	358,628	6,554,533	40,800,000	-	
WDL06-05	Woonerfs	Construction	●	6,625,000	-	6,625,000	6,755,903	6,544,088	(288,082)	293,902	7,049,805	(424,805)	
WDL08-00	Phase I/II Public Art	Construction	N/A	6,305,027	200,000	6,505,027	383,676	360,465	6,773	6,171,405	6,555,081	(50,054)	
WDL08-04	Front Street Public Art	Construction	N/A	2,295,000	-	2,295,000	2,197,182	2,168,279	244,344	2,818	2,200,000	95,000	
WDL08-05	Eastern-Sumach Public Art	Construction	N/A	600,000	-	600,000	514,590	511,557	1,589	(1,590)	513,000	87,000	
WDL10-00	Phase I Development	Planning	N/A	9,980,000	-	9,980,000	8,285,611	8,184,515	18,018	1,694,389	9,980,000	-	
WDL11-00	Phase II Development	Planning	N/A	6,095,000	-	6,095,000	3,791,699	3,412,805	33,688	1,843,301	5,635,000	460,000	
WDL12-00	Cherry St. Transit Line Extension	Construction	●	3,000,000	-	3,000,000	2,381,106	2,381,106	-	0	2,381,106	618,894	
WDL17-00	Phase III Development Costs	Planning	N/A	2,540,000	-	2,540,000	79,840	12,306	10,923	2,460,160	2,540,000	-	
<b>West Don Lands Work Packages</b>				<b>105,360,906</b>	<b>200,000</b>	<b>105,560,906</b>	<b>85,960,148</b>	<b>83,863,081</b>	<b>420,987</b>	<b>19,094,722</b>	<b>105,054,870</b>	<b>506,036</b>	
LDL01-00	Area-Wide Planning & Preliminary Work	Planning	N/A	19,641,711	-	19,641,711	19,296,519	19,123,620	162,889	345,193	19,641,711	-	
PFP01-00	PLFPEI Due Diligence and Project Planning	Planning	●	5,000,000	2,000,000	7,000,000	6,182,436	5,033,187	975,260	817,564	7,000,000	-	
PFP02-00	Essroc Quay Lakefilling	Planning	●	-	65,000,000	65,000,000	-	-	-	65,000,000	65,000,000	-	
<b>Port Lands Projects</b>				<b>24,641,711</b>	<b>67,000,000</b>	<b>91,641,711</b>	<b>25,478,955</b>	<b>24,156,807</b>	<b>1,138,149</b>	<b>66,162,757</b>	<b>91,641,711</b>	<b>-</b>	
TRN02-00	Gardiner/Lakeshore	Planning	●	10,102,966	-	10,102,966	9,517,298	9,340,184	234,151	585,668	10,102,966	-	
<b>Special Public Realm Projects</b>				<b>10,102,966</b>	<b>-</b>	<b>10,102,966</b>	<b>9,517,298</b>	<b>9,340,184</b>	<b>234,151</b>	<b>585,668</b>	<b>10,102,966</b>	<b>-</b>	
SPR01-01	The Bentway Segment 1 (Strachan to Bathurst) Formerly Project Under Gardiner	Planning	●	24,500,000	(1,000,000)	23,500,000	2,859,355	1,757,784	1,757,784	20,640,645	23,500,000	-	
<b>Waterfront Wide Initiatives</b>				<b>24,500,000</b>	<b>(1,000,000)</b>	<b>23,500,000</b>	<b>2,859,355</b>	<b>1,757,784</b>	<b>1,757,784</b>	<b>20,640,645</b>	<b>23,500,000</b>	<b>-</b>	
<b>Grand Total</b>				<b>534,666,358</b>	<b>66,200,000</b>	<b>600,866,358</b>	<b>408,513,438</b>	<b>392,725,778</b>	<b>12,384,746</b>	<b>188,315,457</b>	<b>596,828,894</b>	<b>4,037,465</b>	

Legend:	
●	Capital Approval in place
●	Capital approval required in the future